

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 31

1. Stearns County Biological Survey Review and Comment:

- 1.1. SE corner of section is 10-15% Oak Woodland..

2. Stearns County Geological Survey and Aquifer Review and Comment:

Aquifer Yield Estimates

- 2.1. Approximately 140 acres or 22% is designated low yield or no aquifer.
- 2.2. Approximately 495 acres or 77% is designated less than 100 gpm.
- 2.3. Approximately 5 acres or 1% is lakes

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 320 acres or 50% is moderately sensitive to ground water pollution.
- 3.2. Approximately 275 acres or 43% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 40 acres or 6% in very high sensitivity to ground water pollution.
- 3.4. Approximately 5 acres or 1% is lakes

4. Soil Type Review and Comment

Most Common Soil Types in order by area covered by each soil type:
(i.e. the first soil type listed represents the largest area of the section).

- 4.1. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes.
- 4.2. 454C Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes
- 4.3. 454E Mahtomedi Loamy Coarse Sand, 15 to 25 percent slopes
- 4.4. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.5. 453C Demontreville Loamy Sand, 8 to 15 percent slopes
- 4.6. 155B Chetek Sandy Loam, 1 to 6 percent slopes
- 4.7. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.8. 204C Cushing Sandy Loam, 8 to 15 percent slopes

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 555 acres or 87% is zoned A-40
- 5.2. Approximately 80 acres or 12% is zoned R-5
- 5.3. Approximately 5 acres or 1% is lakes.

6. Existing Road System Review and Comment

Roads are listed in order North to South then West to East

- 6.1. County Rd 156 runs east from the west border along the south border for one half mile.
- 6.2. Upper Spunk Lake Rd runs along the south border going east beginning at County Rd 156.

- 6.3. County Rd 9 runs along the south border going east beginning where County Rd 156 intersects County Rd 9.
- 6.4. County Road 156 bisects the section north to south.

7. **Avon Township Comprehensive Plan Review and Comment**

- 7.1. A large portion of the area is actively farmed and consistent with the comprehensive plan to preserve agricultural land this area should remain agriculture at this time. Residential housing should be very limited. Reference Section V Agriculture.
- 7.2. A large portion of the section is open land consisting of forest and agricultural land and consistent with the comprehensive plan to preserve natural resources this area should see very limited development. Reference Section V Conservation/Recreation.
- 7.3. Housing should be limited to areas that are not heavily forested but limited in areas adjacent to surface water such as marshes, wetlands, lakes and streams. Reference Section V Housing.

8. **Historical Considerations**

- 8.1. None identified.

9. **Scenic Considerations**

- 9.1. Oak Forest – Mesic Subtype in SE corner.
- 9.2. Sand Lake

10. **Adjacency Considerations**

- 10.1. Oak Forest – Mesic Subtype in SE corner.
- 10.2. Sand Lake

11. **Tax Data**

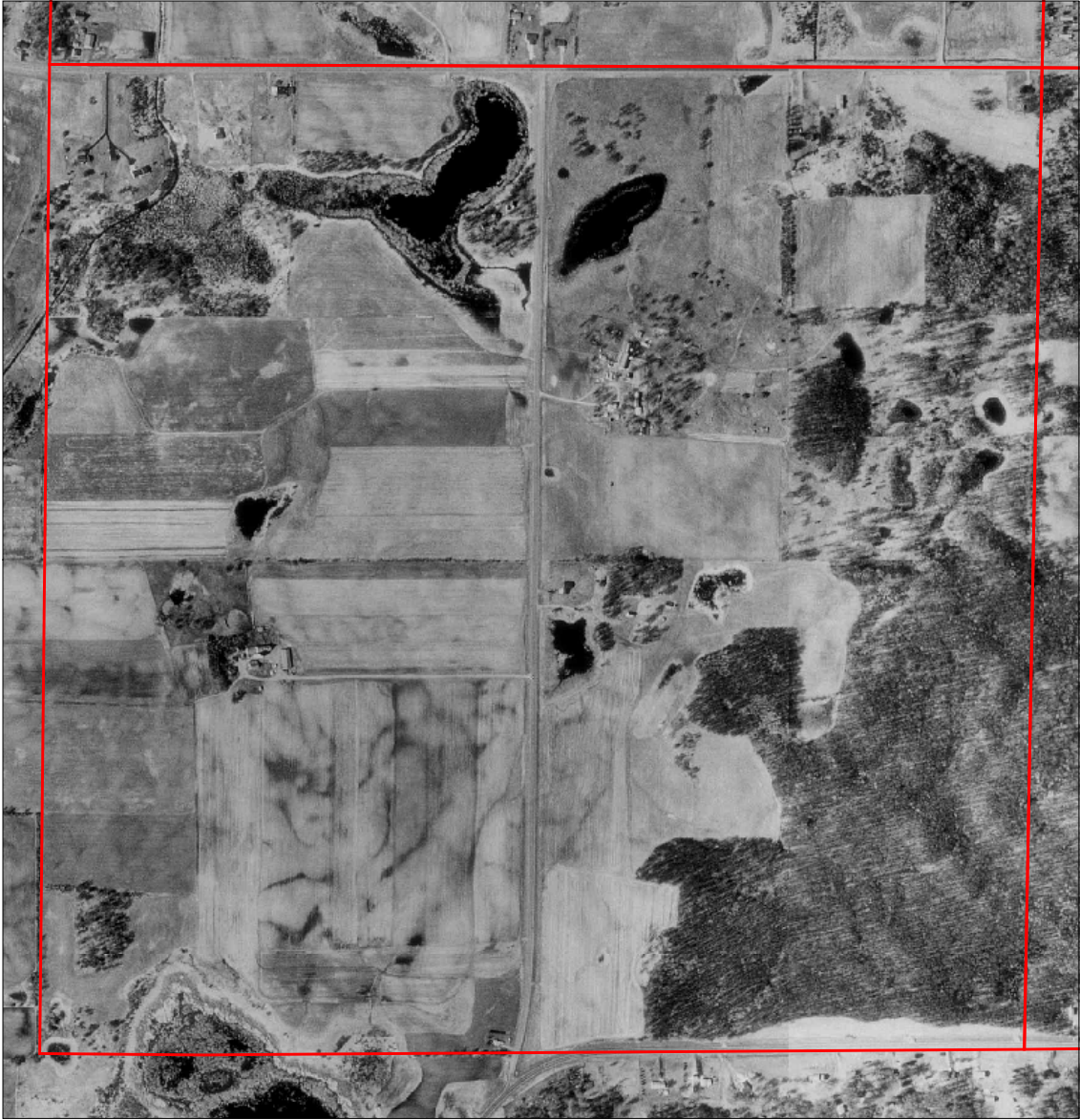
Year Payable	<u>2003</u>	
Nbr of Parcels	21	
Land Mkt Value	\$ 1,064,300	\$ 845,;
Bldg Mkt Value	\$ 1,597,700	\$ 1,529,;
Total Mkt Value	\$ 2,662,000	\$ 2,374,;
Twp Taxes	\$ 3,723	\$ 3,;
Sch Taxes	\$ 5,141	\$ 4,;
County Taxes	\$ 9,596	\$ 9,;
Total Taxes	\$ 18,459	\$ 17,;

12. **Recommendations:**

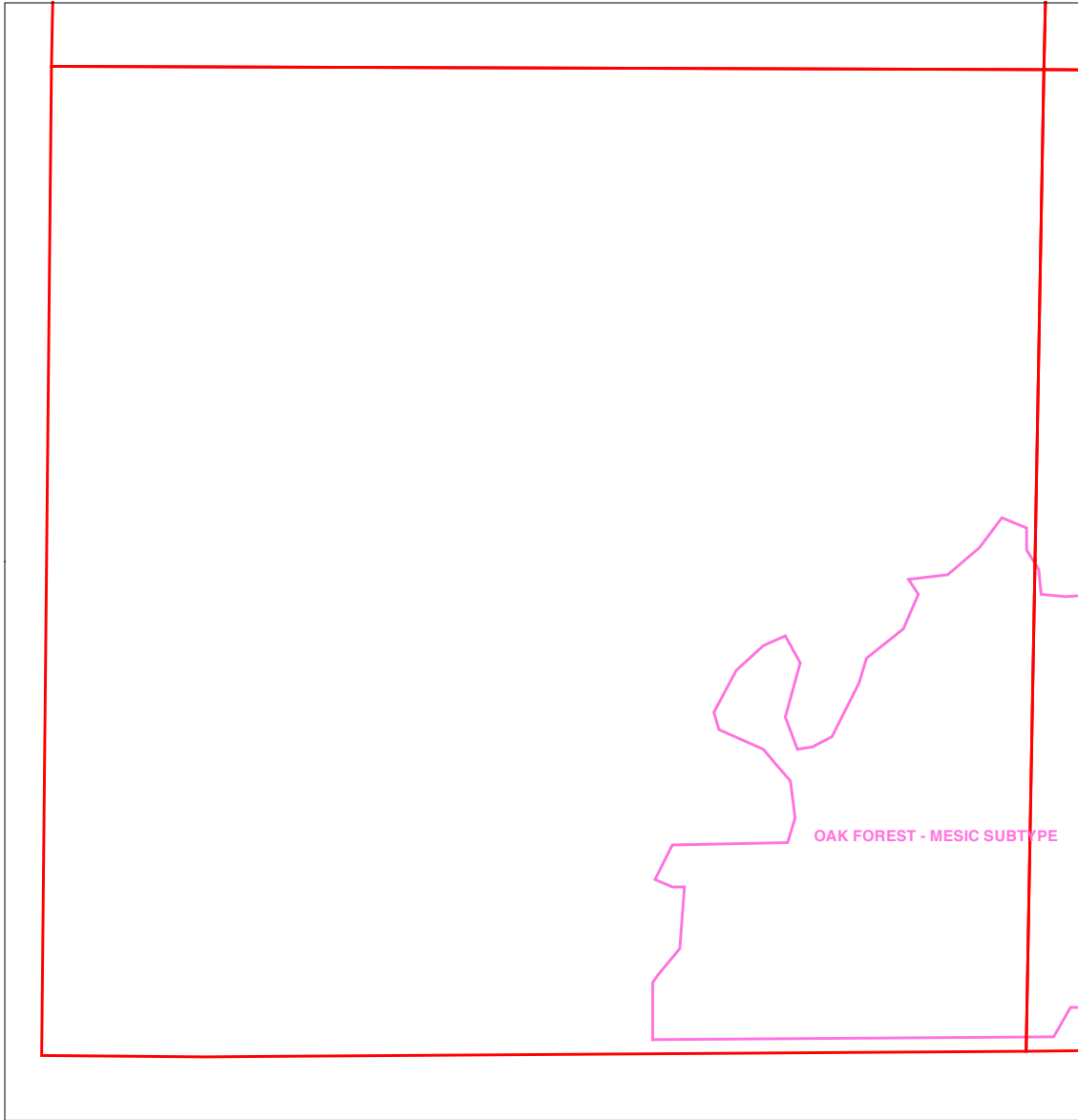
- 12.1. Section should be viewed as a mixed development area. While there are large tracks of agricultural land there are also many small residential tracts as well. Because of the mixed development this area should be given consideration for housing before other areas are considered even though housing development should be limited due to the lack of community services for sewer and water.

- 12.2. Special consideration should be given to preserving the open land in the section consisting of marsh and forested land by minimizing the development of housing in this area and any other development that is not consistent with preservation of the natural resources in the area.
- 12.3. Special consideration should be given to locating housing near existing residential areas to keep housing concentrated and not located haphazardly in the township. Proximity to existing residential areas will facilitate the use of common septic systems and eventual installation of community sewer and water systems.
- 12.4. Some housing is necessary to maintain an adequate tax base to provide services to township residents as areas adjacent to the city of Avon are annexed reducing the existing tax base for the township.
- 12.5. It is important to balance limited growth with fiscal responsibility to maintain sufficient revenues to avoid substantial increases in taxes which will result in additional financial hardship for existing agriculture related businesses and the remaining residents of the township.

Avon Township



Biological Survey Areas



(VH)Very High - Hours to months

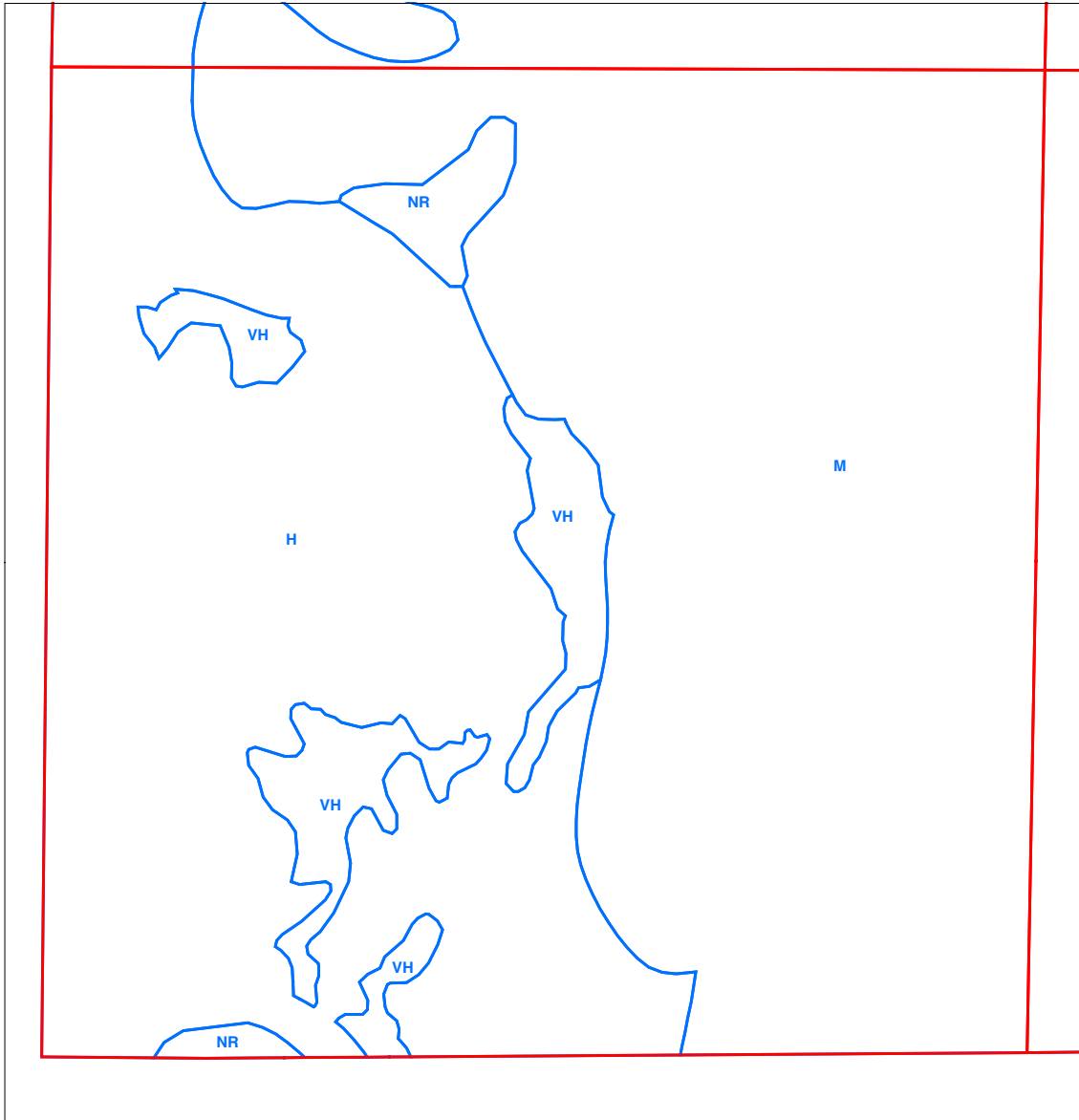
(H)High - Weeks to years

(M)Moderate - Years to decades

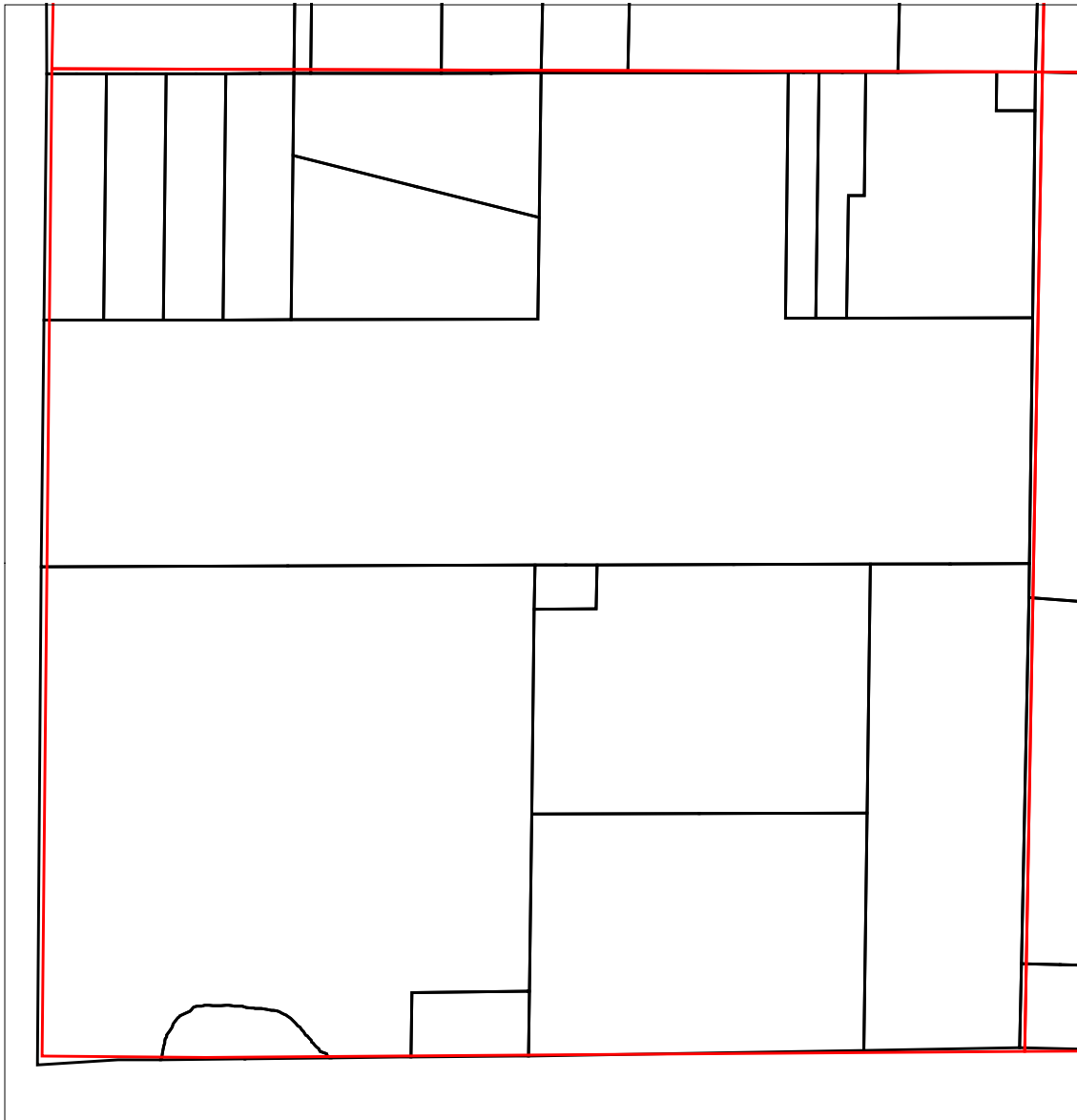
(L)Low - Decades to a century or more

(NR)Not Rated

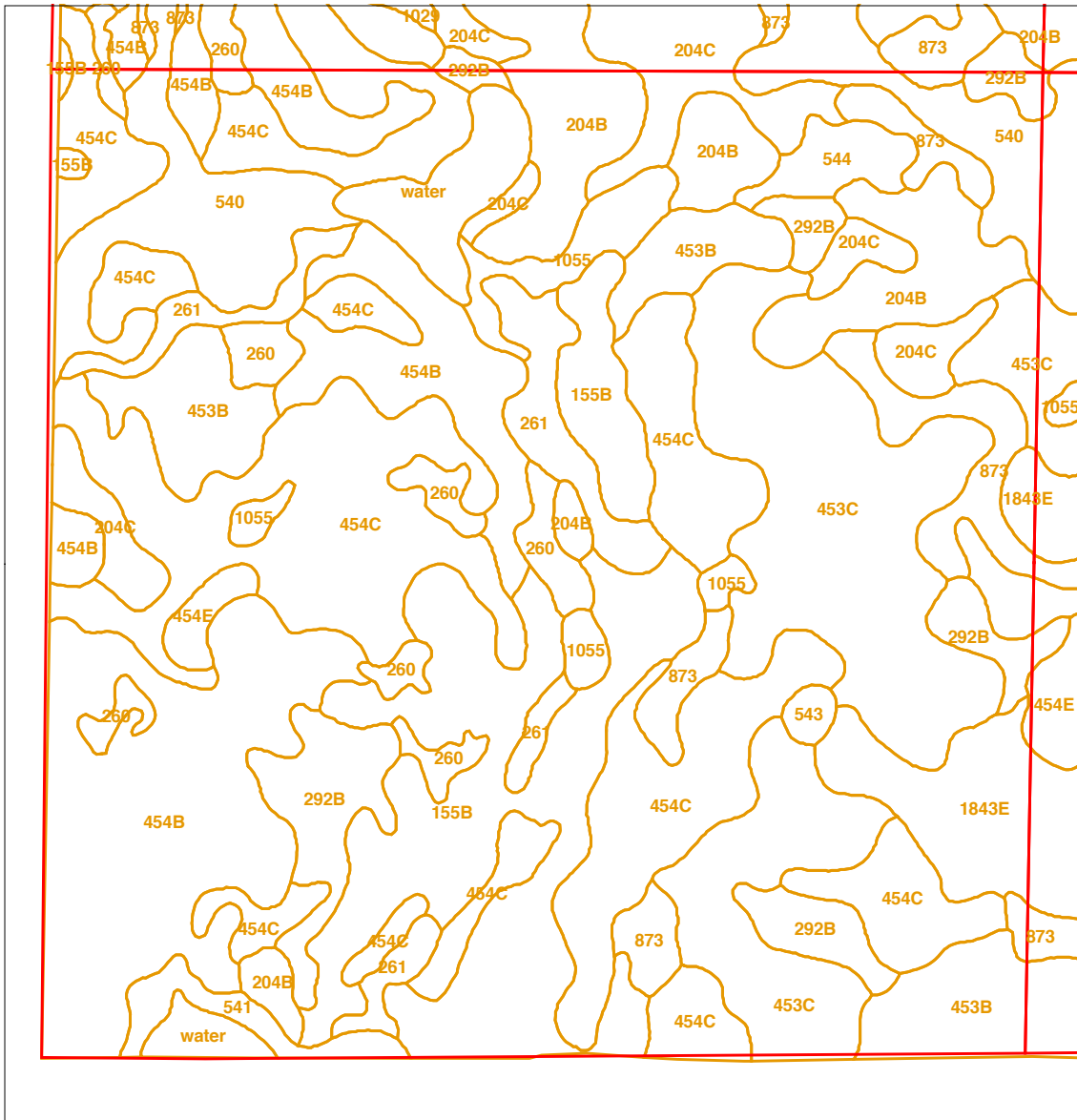
Ground Water Sensitivity



Parcel Boundaries

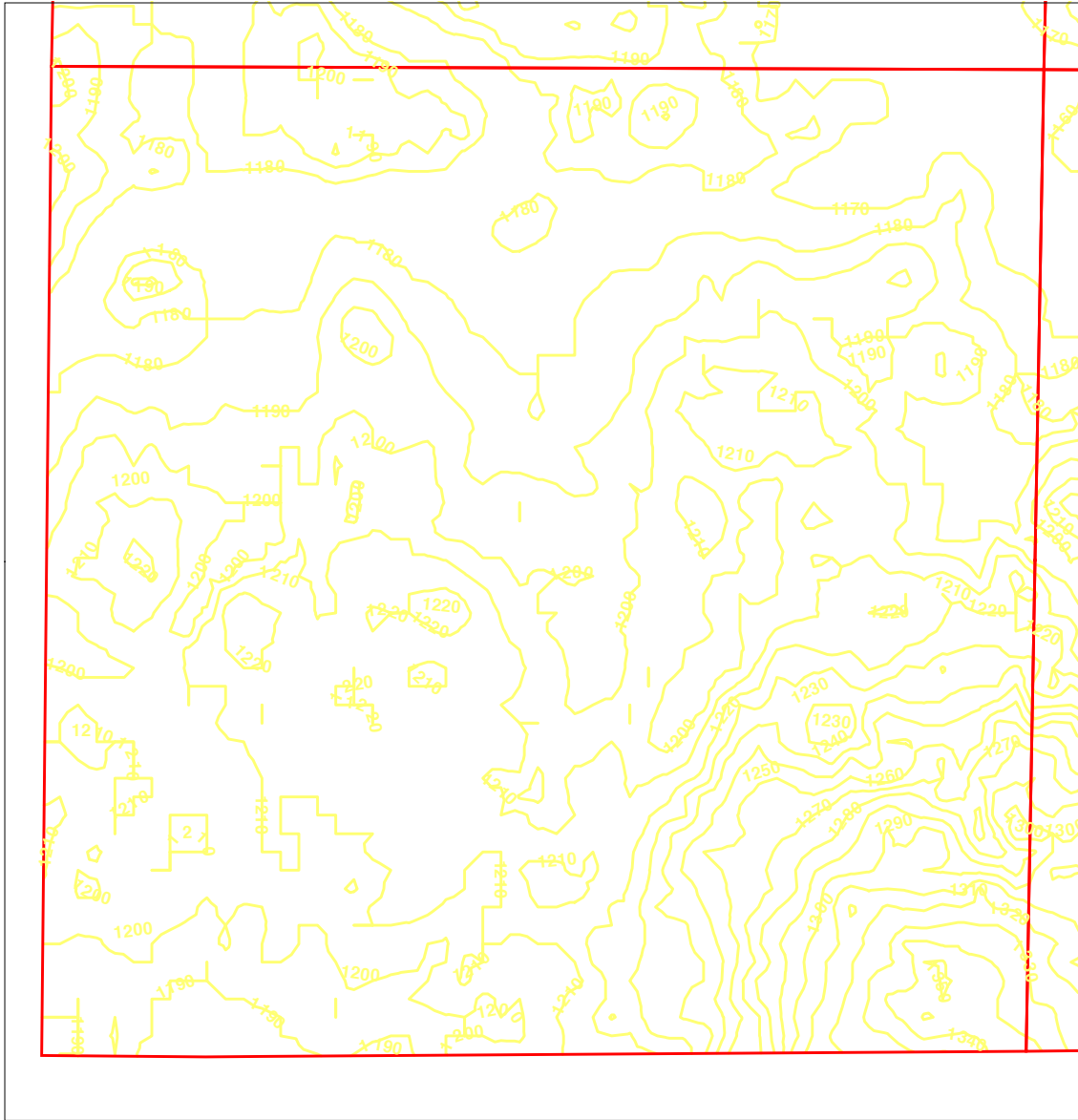


Soil Types



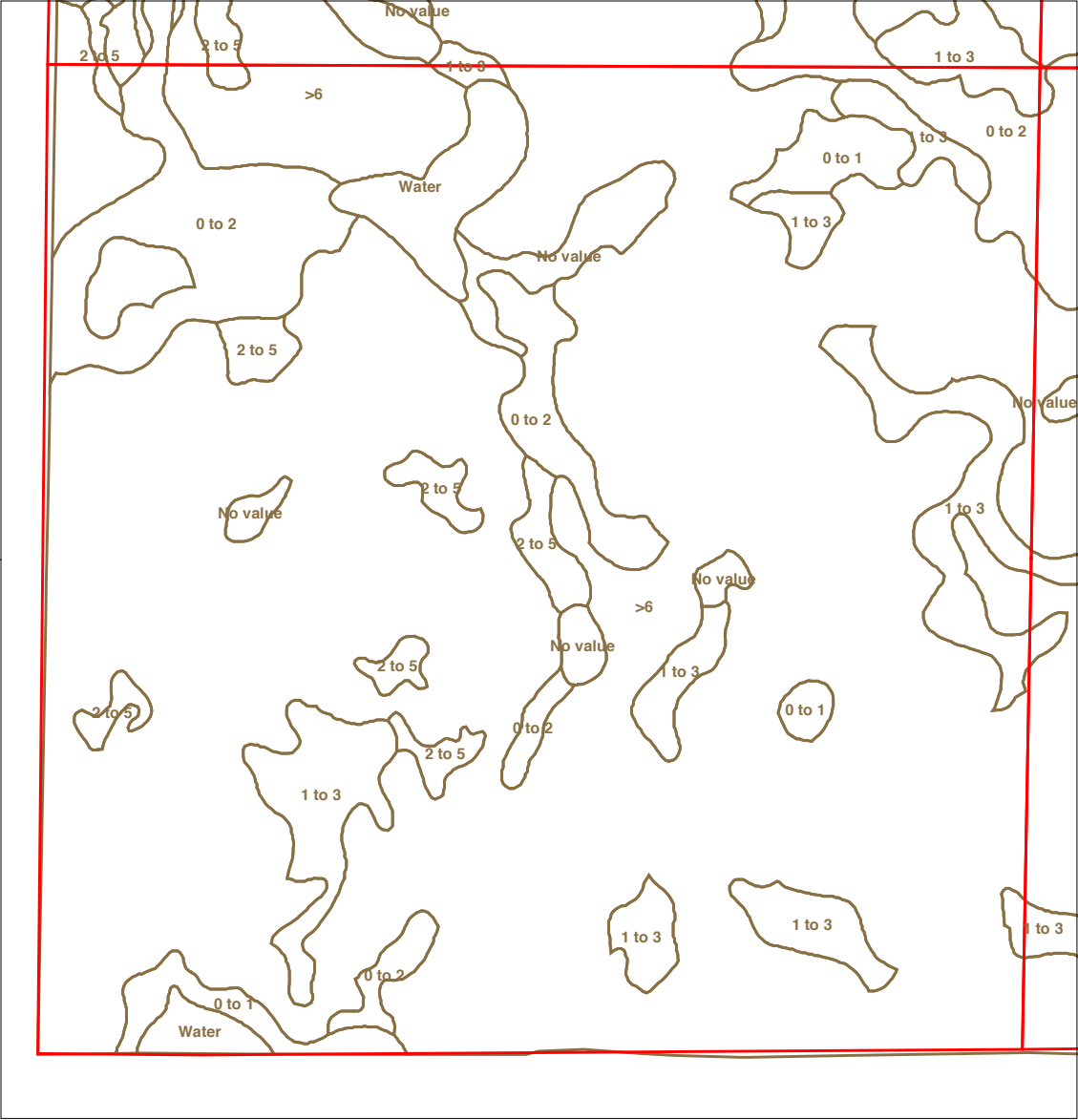
Topography

Contours are at 10 foot intervals



Water Table Map

* A plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first number in the range indicates how high the water rises above the surface. The second number indicates the depth below the surface.



Zoning Districts

